

Saxton Mee



Wath Road Elsecar Barnsley S74 8JF
Price Guide £150,000

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** Guide Price £150,000 - £160,000 ** Situated on this delightful row of cottages in the heart of Elsecar Village is this charming, two bedroom cottage. Dating back to 1837 the property combines its many original features with a modern feel and benefits from gas central heating, bespoke fitted wardrobes and solid wood flooring. In brief, the extremely well presented living accommodation comprises: an entrance door opens into the lounge with a large front window filling the room with natural light, solid wood flooring and the focal point being the stunning fire place with solid fuel burning stove. Stunning kitchen/diner have a range of wall and base units, integrated appliances including double electric fan ovens, microwave oven, fridge/freezer, dishwasher and five burner gas hob, ample space for a dining table and chairs, access into the useful utility room with housing and plumbing for a washing machine, additional storage and rear entrance door. Useful under stair storage. First floor landing: full height storage cupboards. Access to the boarded loft space with light and power providing useful storage. Excellent master bedroom with wooden flooring and bespoke fitted wardrobes. Good size double bedroom two. Modern bathroom which includes a bath with shower over, wash basin set in a vanity unit and WC.

- CHARMING TWO BED COTTAGE
- VIEWING HIGHLY RECOMMENDED
- WELL PRESENTED ACCOMMODATION
- VILLAGE LOCATION





OUTSIDE

To the front is a walled garden setting the property back from the road. To the rear is a gated yard with access to an external store benefiting from light and power. Outside tap. A further garden in addition to the rear mainly laid to lawn with mature planting, useful storage sheds and decked area.

LOCATION

Situated in this popular village having good local amenities. Elsecar Community Nursery and Holy Trinity C of E Primary Academy. Elsecar Heritage Centre. Elsecar Park and Cafe. Convenient for travel to many major centre's, Hoyland Train Station and Dearne Valley Parkway and A1M and M1 motorway.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



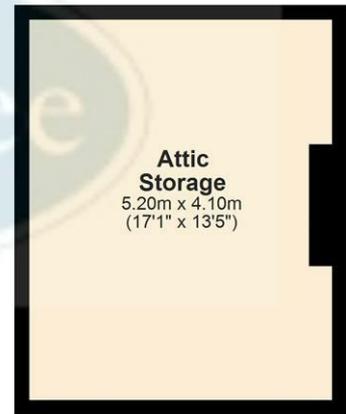
First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate. Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	